

WATER POLLUTION CONTROL AUTHORITY

Public Hearing/Special Meeting

Lyman Memorial High School
917 Exeter Road, Lebanon, CT
Thursday, August 11, 2011 – 7:00 PM

MINUTES

Members Present: Jason Hofmann, Chairman, David Martin, Al Wilder, Brandon Handfield, Dave Benjamin

Absent: Yaw Nsiah, Paul Oliver

Also: Matthew R. Kinell, Esq. and Ed O’Connell, Esq., Waller, Smith and Palmer
Fereshtek Doost, P.E., Kurt Mailman, Sr. Project Manager, Michael Goodhue,
Fuss & O’Neill

1.0 **Call to Order Public Hearing** at 7:00 pm by Chairman Hofmann.

2.0 **Read Legal Notice** – by Chairman Hofmann.

3.0 **Presentation/Questions** – A PowerPoint presentation of The Amston Lake Sewer Project by Sr. Project Manager, Kurt Mailman, Fuss & O’Neill:

- Project goals and status – To provide sewers to replace septic systems around Amston Lake to 307 homes; satisfy DEP consent order #5663; sewer main connects to existing sanitary sewer manhole on Deepwood at Lebanon/Colchester border and flow meter located at this location; minor upgrades to Amston Lake pump station; preliminary design completed in February, 2011; conditional USDA funding to Lebanon; detailed design is 90% complete (facilities designed, permits secured, grinder pumps tentatively sited by Fuss & O’Neill and residents) 204 Grinder Pump Easements must be received by September 1, 2011 to finalize funding. To date 160+/- have been received and K. Mailman urged residents to return signed Grinder Pump Easements as soon as possible.
- Technical data - Grinder Pump Electrical Power - Homeowners will be responsible for providing an interior panel to GP control panel with a 30 amp dedicated service, wiring, breakers and connections. In the event of a power outage, the pump chamber has a 60 gal storage capacity. GP pump power estimated cost = \$20-30/yr. Grinder Pump Installation - WPCA will install sewer mains in the street, install the GP and service connection pipe to sewer main. Homeowners will need to hire a contractor to: re-route existing pipe from septic tank to GP chamber and crush/fill septic tank per Public Health Code. Grinder Pump Maintenance - WPCA will service, maintain and will handle calls in the event of a malfunction. Avoid – discharging petroleum, fats, oils, grease, string and rope in GP; seasonal homes should run clear water through pump upon departure and are encouraged not to turn off power. Easements – GP location and easements will be recorded on the land records and are imperative to receive the conditional funding. Construction Impacts – Work hours from 7a.m.-6p.m., Mon – Fri and Fuss & O’Neill will provide on-site representatives during construction.
- Estimate costs - The budget for the sewer project is 6.55mil, with funding from USDA (grants and loans) and Sewer Benefit Assessments, One-time costs for installing sewers, GP and includes Hebron

buy-in fees \$100,000 to upgrade Amston Lake Pump Station. Benefit Assessments cover the capital costs to be defrayed by USDA Grant - \$1.45mil and remaining \$5.10mil to be covered by long-term loans to be repaid. Assessment = \$16,600/property, approx. \$1,195/yr. Approximate Sewer Use Charge for Year Round = \$777/yr., Approximate Sewer Use Charge for Seasonal (60% of year round) = \$466/yr. Sewer Connection Charge - \$500 cost. The WPCA will waive the one-time connection charge if the connection is made within 6 months of the project completion. This information was included in a recent post card mailing sent to effected Amston Lake residents prior to the Public Hearing. Sewer Assessment Process – Capital costs for the entire project will be computed after construction is completed, approximately 2013. Certified letters will be sent with assessment amount; a notice of a public hearing is posted 10 days prior to the event with amounts in local newspaper; the public hearing is held; assessments are levied and aggrieved parties can appeal.

- Financing options – WPCA anticipates sewer assessment at approximately \$16,600/year per property. Owners can pay all at once or can finance over life of WPCA loan, there is no pre-payment penalty. For a 20 year 3.75% interest loan, the \$16,600 assessment is approximately \$1,200/year.
- Schedule – Detailed design finalized by September, 2011. Construction is anticipated to start in the fall/winter 2011. The construction includes: install main line sewer, test main line pipes, install grinder pumps and service connections, re-surface and restore disturbed areas, start-up and commission facilities. Construction will be completed in winter 2012/spring 2013. Grinder pump connections to sewer – spring/summer 2013.
- Questions and answers -

Mary, resident, 34 Spafford Drive – *Why was this particular GP selected and the differences from town to town.* The cost benefit, gravity vs. low-pressure system, the cost would be 2x greater. *What if the GP breaks, who will incur the cost?* WPCA will contract with a service provider and the cost will be shared among all. This will fall under the O&M and user charge and will be reviewed on an annual basis.

K. Mailman reminded audience that the base line sewer user fee to Hebron is based on the flow. When hiring a contractor, it's possible that homeowners will reduce their cost with a group rate.

Susan, resident, 145 Ryan Terrace- *What does the alarm address?*

Resident at 15 Woodland Drive – *Will I receive 2 assessments because my house is in the middle of 2 streets?* No

Howard Bergman, 40 Deepwood Drive – Was given the certified letter which was returned.

Sandra, 6 West Woodland – *Has a GP, can she incorporate this?* This can be reviewed, but may not be acceptable and must meet standards.

Resident, 198 Deepwood Drive – *1 residence, 1 assessment?* Yes.

Kate, 40 Louise – *What is the process for selecting a contractor?* Bids will go out, contractors have 1 month after publication to obtain a copy of the specs and plans. USDA will make approval and award the project with the Consent Order Holder, DEEP. *What if there are cost over runs with the project?* The town will go back to Referendum to appropriate additional monies. *How will WPCA handle damage in the event of blasting?* A pre-blasting survey is done prior to the blast. *Seasonal residence shut off their power for the winter, what about freezing concerns?* The GP is below frostline, the GP alarm will warrant the electricity to be left on.

Resident, 50 West Woodland Drive – *I have a new septic system, do I have to hook up?* Yes, you will still receive an assessment for the property. This information can be given during the appeal process if the system can be signed off by a P.E. and is a code compliant system. Otherwise when there are repairs to the system and/or the property is sold, you will need to connect.

Gary, 77 Park Road – *The seasonal vs. year round assessment is not fair.*

Renee Weaver, 124 Deepwood Drive – *I have an artesian well, what happens if blasting damages the well?* The water is tested before and after if property is within 200' +/- of bedrock. This is the contractor's responsibility and will have a well company examine the well in the event of damage.

Resident, 150 Island Beach Road – *Has a 2 year old septic system, how many years until the need to hook up?* When there is a 'change in use'.

Dick Tucker, 87 Lakeview Heights – *Is it ok to use a garbage disposal?* Yes. *Who will know if the alarm is going off if he is a seasonal resident?* There is outside alarm on control panel. *What if you don't hook up?* The cost will be higher for the homeowner.

Unknown resident – *Are the Easement maps filed on land records?* Yes, they're filed with the Easement for GP location and change of ownership.

Atty. Ed O'Connell – The Easement grants WPCA permission to provide service without trespassing and to enter onto the property to install service. USDA requires easements not licenses.

Lynn Nauss, 104 Ryan Terrace – *Is the GP location movable? I got my final version of GP location and I don't like the location.* This might be because of a Public Health Code issue. *Is it too late to seek additional legislative funding and have Senator Prague and Representative Ryan been contacted?* Any assistance and/or input would be great and to contact Chairman Hofmann.

Unknown resident, 6 West Woodland - *The property is below street level.* This is where it's beneficial have to a GP. *What happens with delinquent assessments?* A lien is placed on the property and paid off when the property is sold.

- Close hearing – Chairman Hofmann reminded the audience that 204 Easements must be signed, notarized and returned for before September 1, 2011 and/or the assessment will change by \$5,000 and the project will not stop. Of the 307 Easements sent certified mail, 65 were undeliverable and a handful were sent without proper notarization and other technical errors.

4.0 **Adjournment of Public Hearing** at 8:27 p.m.

5.0 **Call to Order Special Meeting** at 8:27 p.m.

6.0 **Action Item** – Vote to proceed with the construction of Amston Lake Sewerage System as proposed. Moved by D. Martin and seconded by B. Handfield to proceed with construction of Amston Lake Sewerage System as proposed. Motion unanimously approved.

7.0. **Adjournment** – Moved by D. Martin and seconded by A. Wilder to adjourn the Special Meeting at 8:28 p.m. Motion approved unanimously.

Respectfully Submitted,

Brenda Bennett, Clerk

August 11, 2011

(Minutes are unapproved as of transcription date.)